

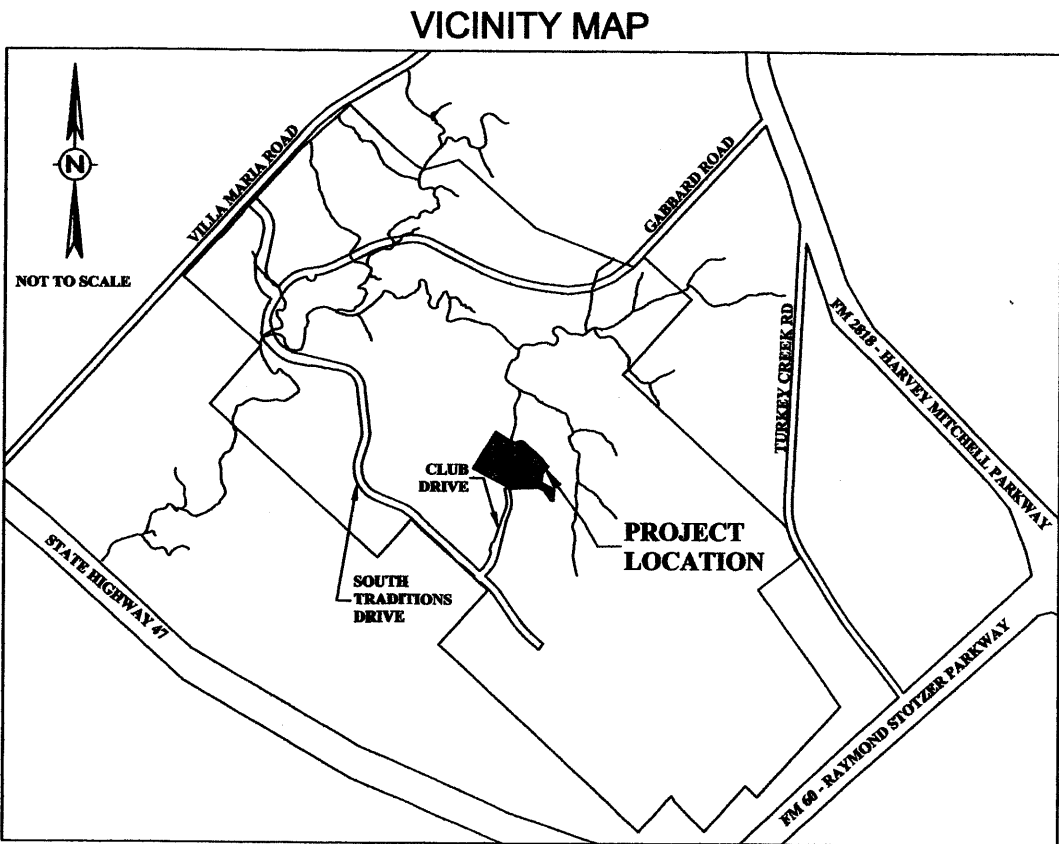
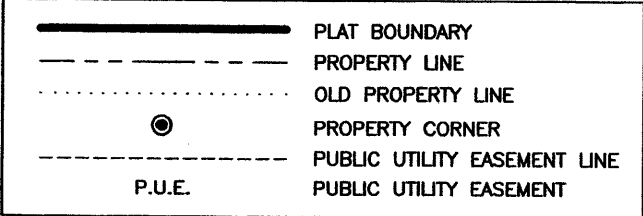
NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
- THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
- IRON RODS WILL BE SET AT ALL ANGLE POINTS AND PROPERTY CORNERS, UNLESS NOTED OTHERWISE.
- NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 07-02-1992. THE PROPOSED 100-YEAR FLOODPLAIN LIMITS PER THE 2005 DRAINAGE STUDY IS SHOWN ON THIS PLAN.
- BUILDING SETBACK LINES FOR RESIDENTIAL STRUCTURES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR RD-5 ZONING DISTRICT. BUILDING SETBACK LINES FOR COMMERCIAL STRUCTURES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR C-1, C-2 AND C-3 ZONING DISTRICTS. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
- CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
- OWNERSHIP OF THIS TRACT IS BY DEEDS, VOL. 6587, PG. 223 AND VOL. 5153, PG. 1, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCELS 1 & 2 ON THE MASTER PLAN.
- EASEMENTS FOR ELECTRICAL SERVICE TO BE PROVIDED BY SEPARATE INSTRUMENT OR THE FINAL PLAT.

| CURVE TABLE | | | | | | |
|-------------|---------|---------|-----------|---------|---------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
| C1 | 180.29' | 175.00' | 59°01'46" | 99.07' | 172.43' | N85°59'18"W |
| C2 | 104.67' | 90.00' | 66°38'07" | 59.16' | 98.87' | N81°51'48"W |
| C3 | 79.52' | 90.00' | 50°37'20" | 42.56' | 76.96' | S23°10'30"E |
| C4 | 13.37' | 175.00' | 4°22'37" | 6.69' | 13.37' | S58°14'41"E |
| C6 | 49.88' | 176.00' | 16°14'17" | 25.11' | 49.71' | N81°23'31"W |
| C7 | 219.72' | 600.93' | 20°56'58" | 111.10' | 218.50' | N54°24'11"W |
| C50 | 87.36' | 226.50' | 22°05'58" | 44.23' | 86.82' | N49°23'00"W |
| C51 | 81.58' | 211.50' | 22°05'58" | 41.30' | 81.07' | N49°23'00"W |
| C52 | 218.10' | 615.93' | 20°17'17" | 110.20' | 216.96' | N54°42'31"W |
| C53 | 162.63' | 115.00' | 81°01'33" | 98.26' | 149.41' | N18°03'40"W |
| C54 | 120.20' | 85.00' | 81°01'33" | 72.63' | 110.44' | N18°03'40"W |
| C55 | 55.70' | 110.00' | 29°00'44" | 28.46' | 55.11' | N23°58'07"E |
| C56 | 246.24' | 155.00' | 91°01'16" | 157.79' | 221.15' | S07°02'09"E |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 15.00' | S26°41'57"W |
| L2 | 20.00' | N60°43'41"E |
| L3 | 57.54' | S12°12'15"W |
| L4 | 89.70' | N29°27'31"E |
| L5 | 42.34' | S41°26'55"E |
| L6 | 71.04' | S48°33'05"W |
| L7 | 5.00' | N02°44'31"W |
| L8 | 41.18' | S59°48'05"W |
| L9 | 31.20' | N48°33'05"E |
| L10 | 66.19' | S60°25'59"E |
| L11 | 15.00' | N51°39'59"E |
| L12 | 60.49' | N29°27'31"E |
| L13 | 92.20' | N53°03'01"E |
| L14 | 102.64' | S62°28'20"E |
| L15 | 75.84' | S01°20'42"W |
| L16 | 15.00' | N88°39'18"W |
| L17 | 66.50' | N01°20'42"E |
| L18 | 83.84' | N62°28'20"W |
| L19 | 83.34' | S53°03'01"W |
| L20 | 51.93' | S58°34'27"E |
| L21 | 60.25' | N22°27'06"E |
| L22 | 51.94' | S58°34'27"E |
| L23 | 58.03' | N22°27'06"E |

LEGEND



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, John Jordan, Vice President of Bryan/Traditions, LP, a Texas Limited Partnership, owner of the 25.436 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 6587, Page 223, and Volume 5153, Page 1, and designated herein as The Traditions Subdivision, Phase 16, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

John Jordan, Vice President
Bryan/Traditions, LP, a Texas Limited Partnership

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John Jordan known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20____.

Notary Public in and for the State of Texas
Printed Name: _____
My Commission Expires: _____

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____.

Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of _____, 20____, and same was duly approved on the ____ day of _____, 20____ by said Commission.

Chairman, Planning & Zoning Commission,
Bryan, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the Official Records of Brazos County, Texas, in Volume ____ Page ____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION

OF A
25.436 ACRE TRACT
J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 27.80 ACRE TRACT AS DESCRIBED BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN VOLUME 6587, PAGE 223 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF A CALLED 87.88 ACRE TRACT DESCRIBED AS TRACT 3 BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN VOLUME 5153, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID 87.88 ACRE TRACT MARKING THE NORTH CORNER OF SAID 27.80 ACRE TRACT AND THE MOST EASTERLY CORNER OF THE TRADITIONS SUBDIVISION, PHASE V, ACCORDING TO THE PLAT RECORDED IN VOLUME 5900, PAGE 293 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS:

THENCE: ALONG THE COMMON LINE OF SAID 27.80 ACRE TRACT AND SAID 87.88 ACRE TRACT FOR THE FOLLOWING CALLS:
S 56° 23' 22" E FOR A DISTANCE OF 349.96 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59° 01' 46" FOR AN ARC DISTANCE OF 180.29 FEET (CHORD BEARS: S 85° 59' 18" E - 172.43 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 90.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66° 38' 07" FOR AN ARC DISTANCE OF 104.67 FEET (CHORD BEARS: S 81° 51' 48" E - 98.87 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

S 48° 30' 37" E FOR A DISTANCE OF 498.64 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 37' 20" FOR AN ARC DISTANCE OF 79.52 FEET (CHORD BEARS: S 23° 10' 30" E - 76.96 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: THROUGH SAID 87.88 ACRE TRACT FOR THE FOLLOWING CALLS:

S 51° 34' 24" E FOR A DISTANCE OF 123.69 FEET TO A POINT;

S 39° 52' 32" W FOR A DISTANCE OF 185.88 FEET TO A POINT;

S 08° 52' 40" W FOR A DISTANCE OF 176.53 FEET TO A POINT ON THE COMMON LINE OF SAID 87.88 ACRE TRACT AND SAID 27.80 ACRE TRACT, SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

THENCE: ALONG THE COMMON LINE OF SAID 87.88 ACRE TRACT AND SAID 27.80 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 22' 37" FOR AN ARC DISTANCE OF 13.37 FEET (CHORD BEARS: S 58° 14' 41" E - 13.37 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 80° 25' 38" E CONTINUING ALONG THE COMMON LINE OF SAID 87.88 ACRE TRACT AND SAID 27.80 ACRE TRACT FOR A DISTANCE OF 293.55 FEET TO A POINT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON SAID COMMON LINE BEARS: S 60° 25' 38" E FOR A DISTANCE OF 376.48 FEET;

THENCE: S 03° 22' 40" W THROUGH SAID 27.80 ACRE TRACT FOR A DISTANCE OF 232.32 FEET TO A POINT ON THE COMMON LINE OF SAID 27.88 ACRE TRACT AND A CALLED 51.87 ACRE TRACT DESCRIBED AS TRACT 6 BY SAID DEED TO TRADITIONS CLUB BY MELROSE, LLC (5153/1), SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 176.00 FEET;

THENCE: ALONG THE COMMON LINE OF SAID 27.80 ACRE TRACT AND SAID 51.87 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 14' 17" FOR AN ARC DISTANCE OF 49.88 FEET (CHORD BEARS: N 81° 23' 31" W - 49.71 FEET) TO A POINT MARKING THE MOST EASTERLY CORNER OF THE REMAINDER OF A CALLED 15.40 ACRE TRACT DESCRIBED AS TRACT 7 BY SAID DEED TO TRADITIONS CLUB BY MELROSE, LLC (5153/1);

THENCE: ALONG THE COMMON LINE OF SAID 27.80 ACRE TRACT AND SAID REMAINDER OF 15.40 ACRE TRACT FOR THE FOLLOWING CALLS:

N 34° 38' 47" W FOR A DISTANCE OF 232.75 FEET TO A POINT;

N 60° 25' 59" W FOR A DISTANCE OF 134.13 FEET TO A POINT;

S 87° 15' 29" W FOR A DISTANCE OF 588.52 FEET TO A POINT ON THE COMMON LINE OF SAID 27.80 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 6555, PAGE 44 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 600.93 FEET;

THENCE: ALONG THE COMMON LINE OF SAID 27.80 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE 2, FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 56' 58" FOR AN ARC DISTANCE OF 219.72 FEET (CHORD BEARS: N 54° 24' 11" W - 218.50 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

N 62° 49' 59" W FOR A DISTANCE OF 111.35 FEET TO A POINT;

N 63° 18' 03"W FOR A DISTANCE OF 519.59 FEET TO A POINT MARKING THE WEST CORNER OF SAID 27.80 ACRE TRACT AND A SOUTH CORNER OF THE TRADITIONS SUBDIVISION, PHASE V;

THENCE: N 31° 26' 47" E ALONG THE COMMON LINE OF SAID 27.80 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE V, FOR A DISTANCE OF 879.06 FEET TO THE POINT OF BEGINNING CONTAINING 25.436 ACRES OF LAND AS SURVEYED ON THE GROUND MARCH 2006. SEE PLAT PREPARED APRIL 2006, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

FINAL PLAT

THE TRADITIONS SUBDIVISION

PHASE 16

25.436 ACRES

BLOCK 1, LOT 1

J.H. JONES SURVEY, A-26

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=100'

MAY, 2006

OWNER/DEVELOPER:
Traditions Club by Melrose, LLC.
2100 Traditions Blvd.
Bryan, Texas 77807
(979) 821-2582

Development & Engineering
Services

ENGINEER:

CIVIL DEVELOPMENT, Ltd.
CIVIL ENGINEERING & DESIGN-BUILD SERVICES

Ginger L. Urso, P.E.
2900 Longmire Drive, Suite K
College Station, Texas 77845

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, Texas 77844
(979) 268-3195

P.O. Box 11929, College Station, Texas 77842
(979) 764-7743 Fax: (979) 764-7759
Prepared for Texcon General Contractors

FP06-09